



Gold Mountain® Homeowners Association

## **ANNUAL OWNER'S MEMBERSHIP MEETING**

MINUTES FROM MAY 26, 2019

Meeting called to order at 1:00 p.m. in order to begin the ballot opening process.

1. **Welcome and Introductory Comments:** President Gail McGrath- Two board members absent- Ken Skogerson and Ted Dobbs. Board Members present: Gail McGrath, Katherine Parish, VP and Dan Gallagher, member at Large. Quorum present.  
Gail thanked the board and Ann McBride (local office person), Monica Gale with Hignell (off site manager), Buss McCann the maintenance manager, Roman Guzman, maintenance dept., and Judy Clot with the Hazardous Fuel Reduction Program, for all the hard work throughout the last year.
2. **Minutes of the 2018 Annual Meeting** were approved as submitted. M/S/P
3. **Nakoma Golf Resort Presentation-** Dan Gallagher- 2018 was a good year but a tough year. Really got a lot of great messaging out there which resulted in a lot of traffic through the resort. However we did not get the real estate transactions we hoped for. The Ascend Homes were launched. Offering semi-custom packages starting at \$300-350 per square foot. A few lots sales in process.  
There is a new sales team. Very golf-focused. Very excited about the year to come.  
The Hotel is doing great. Hearing a lot of really good comments, good reviews.  
There's been a lot of work done of the golf course.
4. **Top Accomplishments of 2018:** 1) High Speed Internet; 2) New Website; 3) Trailer sold to the HOA for \$1 for owner's use to haul green waste; 4) Hiring Judy Clot for HFR program 5) Election Rules passed; 6) Joint Use Road Agreement with Nakoma 7) New AT&T Contract for gate phone lines saving \$9,000 annually; 8) Nakoma offered a meeting room at no cost for board meetings, saving the HOA hundreds of dollars; 9) All critically high ranked lots on hazardous fuels were completed; 10) \$27,500 mastication project along the roads; 11) Rental/Leasing Policy finalized; 12) Name Change put up to vote.
5. **Hazardous Fuel Treatment Program-** Judy Clot- Judy thanks all of those people who took care of their parcels. Every year you need to do that. A continuous job. 40 acres still needs to be treated. Judy's job is to enforce the HFT policies. In looking at the Paradise fire, a fire storm, nothing we do will stop that, but remember Paradise had three exit routes. Gold Mountain has only one. Judy is willing to meet with owners to go over their concerns. Getting more lot owners together lowers the price to clear lots for all. – Stevens Grant is helping clear lots near HOA boundaries, will treat 115 acres. Gail recognized Mike Callaghan for his tireless efforts on fire prevention on behalf of Gold Mountain.
6. **Financial Reviews:** Ted Dobbs Prepared the report, Katherine Parish read the report:

c/o The Hignell Companies  
1750 Humboldt Road  
Chico, CA 95928  
(530)894-0404



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The CPA has not completed the tax returns and his financial report yet, but as soon as it's complete, it will be sent to everyone.

2018 recap- generally quiet year- except for heavy snow again this year. 2018 operating fund surplus of \$47,784 was transferred into reserve and is earmarked for 2019 gate replacement, along with other reserve monies. Biggest 2018 projects so far are: \$24,000 crack sealing and other paving work, \$34,000 HFR work, and in 2019 the gate project at a cost of \$140,000. The budget has been simplified for easier understanding. The Board is aware that our concerns are for roads, gates and snow removal. Special assessments may be avoided if we control expenses.

7. **Recognition of Volunteers**- Gail gave mention to road cleanup and trail maintenance volunteers. Bridges need work. Thank you all- for without you, all the work wouldn't get done.
8. **Trails Report**- Buzz McCann- Trails are in good shape. Working on bridge replacements and repairs. Benches need some work.
9. **Review gate Project and raising address markers**- After the Paradise fire, GM was asked to raise up the address markers because they are hard to see. If they were raised by two feet, they would have a better chance of showing in the snow. Sample markers were provided.  
**Gates**- First four are on order. The Board has decided to add in a sensor to detect persons or cars that block the gate arm from safely coming down rather than having a bar going across the bottom of the gate arm.
10. **New rental policies & program- Phil Curtis**- The Board adopted a new Rental Policy. Anyone who rents their property is subject to this policy. Designed to help owners rent, minimal costs. Phil, Marty, Brad Cutler and Kim are on committee. Owner and tenants books available to provide information to assist all in abiding by all the rules of GMHOA. There is a complaint process. First we go to the rental owner with the complaint. There are 8 owners who rent their homes. 2 are long term rentals. Suggestions welcomed.
11. **New Owners Recognition**- Sue O'Brien has put together lovely gift\_Baskets for new home buyers in GMHOA.
12. **Member Comments: none**
13. **C&R Amendment Ballot Results- 8 measures on ballot. Absolute Majority required. = 201**
  - Measure One- Passed with 201 affirmative votes:** To clarify the responsibility of lot owners to clean and reduce the fuel load within 30 feet of common area roads.
  - Measure Two- Passed with 204 affirmative votes:** Allows the association to enter non-compliant lot owners' property to remedy non-compliance.
  - Measure Three- Failed – only 184 votes-** Lowers the number of affirmative votes needed for the HOA to borrow money.
  - Measure Four- Failed – only 189 votes-** Allows the HOA to borrow 8-% of equipment costs.
  - Measure Five- Passed- with 213 affirmative votes-**for combined lots- clarified voting rights when lots are combined.

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**Measure Six- Failed- only 192 votes-** adds a section to clarify Lot and Homeowners' responsibility in case of damage to lot or residence.

**Measure Seven and Eight- Passed with 210 affirmative votes- Name change to NAKOMA COMMUNITY ASSOCIATION.**

14. **Election Results-** The CC&Rs require at least 30% of the Total Voting Power for a Quorum = 121 ballots. We received well over 200. The secret ballots were counted and the results are indicated below for Two Directors:

Dan Gallagher	167 Votes
Vincent Griffith	152 Votes
Lori Nauman	34 Votes
Christopher Parent	101 Votes
Gene Perrier	1 Vote

Gail introduced Vincent to the members.

YOUR 2019-2020 BOARD OF DIRECTORS ARE TED DOBBS, KATHERINE PAIRISH, KEN SKOGERSON, DAN GALLAGHER, AND VINCE GRIFFITH.

Adjourned at 3:40 p.m.